GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration and Urban Development Department – Town Planning– Eluru Municipal Corporation in ELUDA Region – GIS based Master Plan of Eluru Municipal Corporation – Sanction under Section 13 of APMR&UDA Act, 2016 - Accorded – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 49 **Dated: 26-03-2025**
Read:-

From the DTCP, AP, Mangalagiri, Lr.Roc.No.19023(32)/36/2023-RJDR, Dated: 06-01-2025.

***

ORDER:

In the reference read above, the Director of Town and Country Planning, AP, Mangalagiri while enclosing the Master Plan Reports, Proposed Land Use Map (Map No.4), Zoning Regulations and Pro-forma Data as per the G.O.Ms.No.66, MA&UD, Dt.17.05.2023, has requested for final approval of GIS based Master Plan of Eluru Municipal Corporation Master Plan in ELUDA region under Section 13 of APMR&UDA Act, 2016.

2. Government after careful examination of the matter, hereby sanction the GIS based Master Plan of Eluru Municipal Corporation in ELUDA region with an area of interest of 161.45 SqKm along with Zoning Regulations under Section 13 of APMR&UDA Act, 2016, subject to condition that the Building Rules shall be as per the Andhra Pradesh Building Rules, 2017 issued in G.O.Ms.No.119, MA&UD Department, dt.28.03.2017 and the Andhra Pradesh Land Development (Layout and Sub-division) Rules, 2017 issued vide G.O.Ms.No.275, MA&UD(H1) Department, dt.18.07.2017and subsequent amendments thereon, respectively.

3. The Director of Town & Country Planning, AP, Mangalagiri is requested to communicate a copy of the Master Plan covering the Eluru Municipal Corporation to the concerned to administer the scheme within their area.

4. The appended notification dated.26.03.2024 will be published in the Andhra Pradesh Gazette along with the Zoning Regulations.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Director of Town and Country Planning, Andhra Pradesh, Mangalagiri.
The Commissioner of Printing, Vijayawada (with a request to publish the Government order in the Andhra Pradesh Gazette)
The Director of Municipal Administration, Andhra Pradesh, Vaddeswaram, Mangalagiri, Guntur District.

The Vice Chairperson, Eluru Urban Development Authority (ELUDA), Eluru District.
The Commissioner, Eluru Municipal Corporation through DT&CP, A.P., Mangalagiri.
The Collector & District Magistrate, Eluru District, Eluru.
The RDDTP, Rajamahendravaram.
The RDMA, Rajamahendravaram.
Copy to:-
The OSD to Hon'ble Minister (MA&UD)
The P.S. to Prl. Secretary to Government, MA&UD Dept.
The M.A.&U.D.(J/M/I) Department.
Sf/Sc (E 2741748)

// FORWARDED:: BY :: ORDER //

SECTION OFFICER

NOTIFICATION

In exercise of the powers conferred under Section 13 of APMR&UDA Act, 2016, the Government of AndhraPradesh hereby sanction the GIS based Master Plan of Eluru Municipal Corporation in ELUDA region with an area of interest of 161.45 SqKm subject to condition that theBuilding Rules and Layout Rules shall be as per the Andhra Pradesh Building Rules, 2017issuedin G.O.Ms.No.119, MA&UD Department, dated:28.03.2017 and the Andhra Pradesh LandDevelopment (Layout and Sub-division) Rules, 2017 issued vide G.O.Ms.No.275, MA&UD Department, dated:18.07.2017, and subsequent amendments thereon,respectively.

2. The confirmed Master Plan will be opened for perusal of the public at the offices of the Eluru Municipal Corporation, ELUDA for a periodof six months.

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

ELURU
MASTERPLAN
PLANNING AREA

ZONING
REGULATIONS

Directorate of Town & Country Planning,
Government of Andhra Pradesh
Mangalagiri

Contents

1. **INTRODUCTION 3**
   - Zoning Regulations 3
   - Land Use Categories of Master Plan 3
   - Applicability of the Zoning Regulations 4
   - Short Title, Scope, Extent & Commencement 5
     - Title 5
     - Scope of the Zoning Regulations 5
     - Jurisdiction 5
     - Date of Commencement 5
2. **GENERALCONDITIONS 6**
   - Definitions 6
3. **ZONINGREGULATIONS 17**
   - 3.1 Residential Use Zone 18
   - 3.2 Commercial Use 20
   - 3.3 Mixed Use 22
   - 3.4 Industrial Use 24
   - 3.5 Public and Semi-Public Use (Institutional) Zone 25
   - 3.6 Public Utilities Use Zone 27
   - 3.7 Recreational Open Space Use Zone 28
   - 3.8 Transportation Use Zone 29
   - 3.9 Agricultural Use Zone 30
   - 3.10 Protected Use Zone [PR] 33
4. **ANNEXURES 17**
   - Category of Industries as per CPCB Norms 36

1. INTRODUCTION

Zoning Regulations

It is a statutory document prepared under the provisions and procedures prescribed under the relevant Acts. The Zoning Regulations are also sanctioned along with the Master Plan. Zoning Regulations is the legal instrument for implementing the land use policy as proposed in the Master Plan. Zoning Regulations contain a set of guidelines with regard to the permissibility of the right use and the correct location of each zone duly prohibiting the conflicting uses in order to achieve the objective of the Master Plan for orderly development of a given settlement.

Zoning is a planning control tool for regulating the built environment and creating functional real estate markets. It does so by dividing land that comprises the statutory area of a ULB into different zones, permitting particular land use on specific sites to shape the layout of towns and cities and enable various types of development.

The following **09** Development Promotion Zones [DPZ] and **02** Protected use Zone [PR] are proposed for the Master Plan area of ELURU.

Land Use Categories of Master Plan:

The categories of land uses proposed in the Master Plan are as follows:

LAND USE ZONES PROPOSED IN MASTER PLAN

Sl. No.	Land Use Zone Category	
A	**DEVELOPMENT PROMOTION ZONES [D P Z]**	
1	Residential Use Zone	(R)
2	Commercial Use Zone	(C)
3	Mixed Use Zone	(M)
4	Industrial Use Zone a) Work Centre Zone (Green and White category Industries) b) Hazardous /Polluting industrial Zone (Red and Orange category Industries)	 (IW) (IH)
5	Public and Semi-Public Use [Institutional] Zone	(PS)
6	Public Utilities Use Zone	(PU)

7	Recreational Open Space Use Zone	(RE)
8	Transportation Use Zone	(T)
9	Agriculture Use Zone	(A)
B	**PROTECTED USE ZONE [PR]**	
1	Protected (Blue)	(PB)
2	Protected (Green)	(PG)

Applicability of the ZoningRegulations

a. No development activity like layout, land pooling scheme, building activity or use of any land shall be permitted unless these are in conformity with the Master Plan land use, circulation network and the zoning of the uses and activities as given in this section and the building site requirements as given in these regulations.

b. These regulations however will not prohibit the continuance of existing uses of lands and buildings that have been lawfully established and have a valid development permission obtained from the competent authorities as required under the prevailing statutory provisions and these Zoning and Development Promotion regulations, provided that no expansion of the existing non-conforming use or activity shall be permissible provided such conformed use is dangerous to life.

c. All the layouts approved by the competent authorities as required under the prevailing statutory provisions or plots / layouts regularized by prior to these regulations and change of land use affected by government in the immediately preceding notified Master Plan from time to time shall continue to prevail irrespective of the land use zone proposed in the Master Plan.

Short Title, Scope, Extent &Commencement

Title

These Regulations shall be called the **"Zoning Regulations for ELURU Planning Area.**

Scope of the Zoning Regulations

The scope of these " Zoning Regulations" shall be limited to defining Land Use Zones and the activities permissible in each land use zone depicted in the Proposed Land Use Plan forming part of the Master Plan. Other aspects of development will be governed by relevant Building Rules, Layout Rules etc. issued by the Government from time to time. Competent Authorities under such regulations shall ensure that the developments permitted by them are in conformity with these Zoning Regulations.

Jurisdiction

These Zoning Regulations shall apply to ELURU Master Plan area in Andhra Pradesh.

Date of Commencement

These regulations shall come into force on such date as notified by the Government. The implementation and enforcement of the Master Plan shall be in accordance with these Zoning Regulations herein prescribed.

2. GENERAL CONDITIONS

In these regulations, unless the context otherwise requires, the definition given as under shall have the meaning indicated against each term. Words and expressions not defined in these regulations shall have the same meaning or sense as in the Andhra Pradesh Town Planning Act 1920, Andhra Pradesh Municipalities Act 1965, Andhra Pradesh Building Rules 2017, AP Layout Rules 2017 as amended from time to time as defined in the National Building Code as the case may be, unless the context otherwise requires. All amendments / modifications made in the aforesaid regulations shall automatically stand deemed to have been included as part of these rules.

In these regulations the use of present tense includes the future tense, the masculine gender includes the feminine and the neutral. The singular number includes the plural and the plural includes the singular. The word 'Person' includes other public institutions, other agencies and individual. Writing includes printing and typing and signature includes 'Thumb impression' made by a person who cannot write if his name is written near to such thumb impression.

Definitions

"Accessory Use" means any use of the premises subordinate to the principal use and customarily incidental to the principal use.

"Act" means the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016,Andhra Pradesh Municipalities Act 1964..

"Amenities" includes club house, convention halls, educational, commercial facilities, crèche, gymnasium, convenient shopping etc.,

"Appeal" Appeal against interpretation and decision of ULBs lies with the DTCP. Appeal against interpretation and decision of DTCP lies with the Government.

"Buffer area" means

(a) an area of land separating adjacent land uses that is managed for the purpose of mitigating impacts of one use on the other.

(b) an area within which sensitive uses are either restricted or prohibited.

(c) A buffer area consists of a separation distance and one or more buffer elements. Buffer element is a natural or artificial feature that mitigates an adverse impact; a buffer may include open ground, a vegetation buffer and or a coustic barrier.

"Building" means a structure constructed with any materials whatsoever for any purpose, whether used for human habitation or not and includes-

(a) Foundation, Plinth, Walls, Floors, Chimneys, Plumbing and Building services, Fixed Platforms etc.

(b) Verandahs, Balconies, Cornices, Projections etc.

(c) Parts of a building or anything affixed thereto,

(d) Any wall enclosing or intended to enclose any land or space, sign and outdoor display structures etc.

(e) Tanks constructed or fixed for storage of chemicals or chemicals in liquid form and for storage of water, effluent, swimming pool, ponds etc.

(f) All types of buildings defined below shall be considered to be 'buildings' except tents, shamianas and tarpaulin shelters erected temporarily for temporary purposes and ceremonial occasions.

i. **"Assembly Building"** means a building or part thereof where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes and includes buildings of drama and cinema theatres, city halls, town halls, auditoria, exhibition halls, museums, marriage hall, skating rings, gymnasia, stadia, restaurants, eating or boarding houses, place of worship, dance halls, clubs, gymkhanas, road, air, sea or other public transportation stations and recreation piers.

ii. **"Business Building"** means any building or part thereof used for transaction of record therefore, offices, banks, all professional establishments, court houses classified as business buildings if their principal function is transaction of business and/or keeping of books and records.

iii. **"Detached Building"** means a building with walls and roofs independent of any other building and with open spaces on all sides within the same plot.

iv. **"Semi-Detached Building"** means a building having one or more side attached with wall and roof with other building.

v. **"Row House"** means a row of houses on adjacent plot with a common wall with only front, rear and/or interior open spaces. The house at the end of the row shall however have side open space as prescribed.

vi. **"Educational Building"** means a building exclusively used for a school or college, recognized by the appropriate Board or University, or any other Competent

Authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other user's incidental thereto such as a library or a research institution. It shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.

vii. **"Hazardous Building"** means a building or part thereof used for-

(1) Storage, handling, manufacture or processing or radioactive substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes.

(2) Storage, handling, manufacture or processing of which involves highly corrosive, toxic obnoxious alkalis, acids, or another liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles capable of spontaneous ignition.

viii. **"Industrial Building"** means a building or part thereof wherein products or, material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories etc.

ix. **"Institutional Building"** means a building constructed by Government, Semi-Government organizations, public sector undertakings, registered Charitable Trusts for their public activities, such as education, medical, recreational and cultural , hostel for working women or men or for an auditorium or complex for cultural and allied activities or for an hospice, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes dharamshalas, hospitals, sanatoria, custodian and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories building constructed for the promotion of Tourism such as, stared hotels, clubs, golf course, sport stadium and all activities of Tourist Unit as may be declared by Government from time to time.

x. **"Mercantile Building"** means a building or part thereof used as shops, stores or markets, for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.

xi. "**High-rise Building**" means a building with 18 meters and above (including stilt floor) in height. However Chimneys, cooling towers, Boiler rooms/Lift machine rooms, Cold storage and non-working areas in case of industrial buildings and water tanks and architectural features in respect of other buildings may be permitted as a non- high-rise building.

xii. "**Office Building"** (premises), means a building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work. Office purposes include the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation; and clerical work includes writing, book-keeping, sorting papers typing, filing, duplicating, punching cards or tapes, machines calculations, drawing of matter for publication and editorial preparation of matter of publication.

xiii. **"Public Building"** means a building constructed by Government, Semi government organizations, public sector undertakings, registered Charitable Trust or such other organizations for their non- profitable public activities.

xiv. **"Residential Building"** means a building in which sleeping accommodation is provided for normal residential purposes, withorwithout cooking or dining facilities, and includes one or more family dwellings, lodging or boarding houses, hostels, dormitories, apartment houses, flats and private garages such buildings.

xv. **"Heritage Building"** means a building possessing architectural, aesthetic, historic or cultural values which is declared as heritage building by the Authority

xvi. **"Heritage Precinct"** means an area comprising heritage building or buildings and precincts thereof or related places.

xvii. **"Storage Building"** means a building or part thereof used primarily for storage or shelter of goods, merchandise and includes a building used as a warehouse, cold storage freight depot, transit shed, store house, public garage, hanger, truck terminal grain elevator, barn and stable.

xviii. **"Unsafe Building"** means a building which,

(a) is structurally unsafe,

(b) is insanitary,

(c) is not provided with adequate means of egress,

(d) constitutes a fire hazard,

(e) is dangerous to human life,

(f) in relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.

xix. **"Wholesale establishment"** means an establishment wholly or partly engaged in wholesale trade and manufactures wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking warehouses.

"**Convenient shopping**" means premises used for a group of shops comprising those dealing with day to day requirements, as distinguished from wholesale trade or shopping. It includes-

(a) Bicycle hire and repair shops,

(b) Books and stationery shops or stores,

(c) Cloth and garment shops,

(d) Florists,

(e) Food-grains or ration shops, each with carpet area not exceeding 50 Sq. m,

(f) Groceries, confectioneries, and general provision shops, each with a carpet area not exceeding 50 sq.m,

(g) Hair dressing saloons and beauty parlors,

(h) Medical and dental practitioner's dispensaries or clinics, pathological or diagnostic clinics and pharmacies, each with a carpet area not exceeding 50 sq. m,

(i) Milk and milk products shops,

(j) Newspaper, magazine stalls and circulating libraries,

(k) Plumbers, electricians, radio, television and video equipment repair shops and audio/video libraries,

(l) Restaurants and eating houses each with a carpet area not exceeding 50 sq. m,

(m) Shoes and sports shops each with a carpet area not exceeding 75 sq.m,

(n) Shop for collecting and distribution of clothes and other materials for cleaning and dyeing establishments,

(o) Shops dealing in ladies ornaments such as bangles, fancy and gift items etc.,

(p) Shops selling bakery products,

(q) Tailor or darner shops,

(r) Vegetable and fruits shops.

"Developer" means,

(a) a person who constructs or causes to be constructed an independent building or a building consisting of apartments, or converts an existing building or a part thereof into apartments, for the purpose of selling all or some of the apartments to other persons and includes his assignees; or

(b) a person who develops land into a project, whether or not the person also constructs structures on any of the plots, for the purpose of selling to other persons all or some of the plots in the said project, whether with or without structures there on; or

(c) any development authority or any other public body in respect of allottees of—

(1) buildings or apartments, as the case may be, constructed by such authority or

body on lands owned by them or placed at their disposal by the Government, or

(2) plots owned by such authority or body or placed at their disposal by the Government, for the purpose of selling all or some of the apartments or plots; or

(d) an apex State level co-operative housing finance society and a primary co-operative housing society which constructs apartments or buildings for its members or in respect of the allottees of such apartments or buildings; or

(e) any other person who acts himself as a builder, colonizer, contractor, promoter, estate developer or by any other name or claims to be acting as the holder of a power of attorney from the owner of the land on which the building or apartment is constructed or plot is developed for sale; or

(f) such other person who constructs any building or apartment for sale to the general public.

Explanation.—Forthepurposesofthisclause,wherethepersonwhoconstructs or converts a building into apartments or develops a plot for sale and the persons who sells apartments or plots are different persons, both of them shall be deemed to be the promoters and shall be jointly liable as such for the functions and responsibilities specified in these rules;

"**Development**" means development with its grammatical variations means the carrying out of building, engineering, mining or other operations in or over, or under land or water or the making of any material change, in any building or land, or in the use of any building or land, and includes re-development and layout for sub-division of any land, and "to develop" shall be construed accordingly.

"**Drain"** means a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, traps gullies, floor traps used for drainage of building or yards appurtenant to the buildings within the same cartilage. A drain includes an open channel for conveying surface water or a system for the removal of any liquid.

"**Dwelling**" means a building or a portion there of which is designed or used wholly or principally for residential purposes. This shall not include boarding or rooming houses, tents, tourist camps, hotels for other structures designed or used primarily for transient residents.

"**Dwelling Unit"** means a shelter consisting of residential accommodation for one family. It is an independent housing unit with separate facilities for living, cooking and sanitary requirements.

"Enforcement Authority" means the, Municipal Commissioners of the ULBs and Panchayat Secretaries of the respective GramPanchayats;

"**Existing Building"** means use of a building or a structure existing authorized before the commencement of these Regulations.

"**Existing Use"** means use of a building or a structure existing authorized before the

commencement of these Regulations.

"Floor" means the lower surface in a storey on which one normally walks in a building, and does not include a Mezzanine Floor. The floor at ground level with a direct access to a street or open space shall be called the Ground Floor; the floor above it shall be termed as Floor 1, with the next higher floor being termed as Floor 2, and so on upwards. Similarly the floors below ground levels shall be termed as Basement Floor 1, Basement Floor 2 with number decreasing downwards.

"**Land**" includes benefits to arise out of land, things attached to the earth or permanently fastened to anything attached to the earth.

"**Land Use**" means the principal use of land for which a plot of land or building thereon is used or intended to be used. For the purpose of classification of a plot according to the land uses, a land use shall deem to include subsidiary land uses which are contingent upon it.

"**Licensed/Town Planner/Architect/Engineer/Structural Engineer/Supervisor**" means a qualified Town Planner, Architect, Engineer, Structural Engineer, Supervisor who has been licensed by the Competent Authority under relevant rules and also called as Licensed Technical Personnel.

"**Neighborhood Centre and Civic Centre**" means Neighborhood Centre and Civic Center shall include following activities such as sectoral shopping center, market, office building, cinema, small hospital, playground, swimming pool, Town hall, open air theatre, civic and cultural facilities, library, higher secondary school, parking plots, public utility and service building such as post office, fire station, police station, religious building and building of public uses.

"Non-conforming Building or Use" means a building, structure or use of land existing at the time of commencement of these regulations and which does not conform to the regulations pertaining to the zone in which it is situated.

"**Occupancy or Use**" means the principal occupancy or use for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies; mixed occupancy building being those in which more than one occupancy are present in different portions of the building.

"**Open Space**" means an area, forming an integral part of the site left open to the sky and includes area left for community purposes.

"**Owner**" means the person who receives the rent for the use of the land or building or would be entitled to do so if they were let.

NOTE: The term Owner is synonymous with the term 'applicant'.

(a) An agency or trustee who receives such rent on behalf of the owner,

(b) A receiver, executor or administrator or manager appointed by any court of competent jurisdiction to have the charge of or to exercise the right of the owner,

(c) An agency or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes,

(d) A mortgage of a lease holder so empowered.

"**Parking Space**" means an area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a drive way connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.

"**Permanent Open Air Space**" means air space permanently open--

(a) If it is a street,

(b) If its freedom from encroachment is protected by any low or contract ensuring that the ground below it is either a street or is permanently and irrevocably appropriated as an open space.

(c) In determining the open air space required for construction of a building, any space occupied by an existing structure may, if it is ultimately to become a permanently open air space, be treated as if it were already such a place.

"**Plot**" means a portion of land held in single or joint ownership enclosed by definite boundaries other than the land used, allotted, earmarked or set apart for any street, lane, passage, pathway, conservancy lane or for any other public purpose.

"Road/Street" means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, road-side trees and, hedges retaining walls, fences, barriers and railings within the street lines.

"**Road/Street-Level or Grade**" means the officially established elevation or grade of the centre line of the street upon which a plot fronts, and if there is no officially established grade, the existing grade of the street at its mid- point.

"**Road/Street Line**" means the line defining the side limits of a road/street.

"Service-Road" means a lane from a wider street provided at the front of a plot for service purposes.

"Utility" means roads, streets, open spaces, parks, recreational grounds, playgrounds, gardens, water supply, electric supply, street lighting, drainage, sewerage, public works and other utilities, communication network, services and convenience.

"Village Settlement or Grama Khantam or Agraharam or Abadi" means all lands that have been included as Agraharam/Abadi by the Government/ Collector within the site of village and includes existing village hamlets.

"**Warehouse**" or "**Godown**" means a building, the whole or a substantial part of which is used or intended to be used for the storage of goods whether for storing or for sale or for any similar purpose. It is neither a domestic nor a public building, nor merely a shop if so used not a store attached to and used for the proper functioning of a shop.

"**Water Course**" means a natural channel or an artificial channel formed by draining or diversion of a natural channel meant for carrying storm and wastewater.

"Water Bodies" means the designated areas for flow of water such as Nallas, Canals, Vagus, River etc. and designated areas for storage of water such as Tanks, Cheruvu, SS Tanks etc. The measurement of all water bodies should be as per irrigation records/revenue records and in case of any discrepancy the relevant revenue/irrigation records stands final.

"**Width of a Street / Road"** means the clear average width of the existing carriage way and footpaths only on which the building or plot line abuts. The average width shall be computed by taking length of street between two extreme points on building unit abutting the street at right angles to the direction of such streets excluding the steps projections, forecourts, open areas of other spaces in front of the building erected or intended to be erected. However in case where a regular line of street is prescribed by the Competent Authority, such width shall be considered for the purpose of computing building height. And when applied to a new road/street the road width means the whole extent of space within the boundaries of a road as laid down in the City Survey or development plan or prescribed road lines by any Act or land and measured at right angles to the course or intended course of direction of such road

"Zonal Development Plan" means a plan detailing out the proposals of Master Plan/Development Plan prepared under the provisions of the Act.

3. ZONING REGULATIONS

In the Proposed Land Use Plan of the Master Plan, various land use zones are proposed under two broad categories (A) Development Promotion Zone [DPZ] and (B)Protected Use Zone [PR] having their zonal boundaries as indicated shall be regulated as per the regulations given below.

(A) Under the **Development Promotion Zone [DPZ]**, the land use zones propose

dare:

(1) Residential Use Zone(R),

(2) Commercial Use Zone(C),

(3) Mixed Use Zone(M),

(4) Industrial Use Zone(I),

a. Work Centre zone (Green and White Industries)

b. Hazardous /Polluting industrial zone (Red and Orange Industries)

(5) Public and Semi-Public Use (Institutional)Zone(PS),

(6) Public Utilities Use Zone(PU),

(7) Recreational Open Space Use Zone (RE)

(8) Transportation Use Zone(T),

(9) Agricultural Use Zone(A)and

(B) Under **Protected Use Zone [PR]**, the land uses proposed are:

(1) Protected (Blue)

(2) Protected (Green)

Except as otherwise provided, no structure or land hereinafter shall be used and no structure shall be erected, re-erected or altered unless its use is in conformity with these regulations. The uses not mentioned below may be treated as prohibited against their uses.

The Zoning Regulations contain the following classification of broad land use zones. These regulations specify uses that are permissible in the normal course in each land use zones.

(A) DEVELOPMENT PROMOTION ZONE[DPZ]

3.1 Residential Use Zone

In the Residential use Zone, buildings or premises shall be normally permitted only for the following purposes and accessory uses.

S.no	Allowable Activities	Required Road Width
3.1.1	• All residential buildings • Apartments/Group Housing • Group Development Schemes • Shop cum residences • Residential Township	

	• All types of Residential Layouts	
3.1.2	• Hostels • Boarding House	
3.1.3	• Community Halls/Auditorium (Constructed by the Government Agencies) • Night Shelter, Dharmashala, homes for senior citizens, orphanages,physicallychallenged/disabled/handicapped people, Clubs, Cultural and Philanthropic associations of non- commercial nature • Community center without commercial activity	
3.1.4	• Guesthouses • Service Apartment • Bachelor quarters • Staff Quarters	
3.1.5	• Post-offices • Police stations • Fire stations • Individual Professional Offices • Electric sub-stations • Community toilets/Public toilets • Disaster Risk resilience center • Government/Semi Government/Local body offices	
3.1.6	• Professional establishments up to plot area of 500 sq.m	12 m
3.1.7	• Playgrounds and Play fields • Games facilities Indoor and Outdoor	18 m
	• Exhibition and art gallery	
	• Libraries • Gardens • Parks • Tot-lots • Plant nurseries • SPA, Beauty parlor • Aerobic Center • Gymnasium • Swimming pool • Yoga centers / health clinics	
3.1.8	• All White category industries are permissible(as per the list enclosed in Annexure A)	
3.1.9	• Tiffin centers/Restaurants/Food Courts/Curry point • Bakeries/canteen/Juice centers	12 m
3.1.10	• Professional establishments in individual buildings within plot area up to 500sq.m	
	• Nursery School • Primary School	12 m

3.1.11	• High school • Research institutes (non-hazardous nature) • Technical training centers • Tutorial Institutions	18 m
3.1.12	• Banks/ATM • Internet café centres	12 m
	• Departmental stores • IT enabled services on independent plots • Electronic printing press • Computer software units	18 m
3.1.13	• Three-wheeler stands • Bus stops • Vehicle parking including multilevel car parking	
3.1.14	• Cell/Mobile Towers	
3.1.15	• Weekly markets	
3.1.16	• Religious premises (Temples, Mosques, Churches	
	and other religious buildings etc)	
3.1.17	• Kalyana mandapam/Function Hall	18 m
3.1.18	• Clinic/Dispensary/Medical shops/First Aid centers	
3.1.19	• Nursing Homes/Hospitals in the plots with not more than 500sq.m • Diagnosis centers in the plots with not more than 500sq.m.	12 m
3.1.20	• Diagnosis centers in the plots with 500 sq.m. to 1000sq.m • Nursing Homes/Hospitals in the plots with 500 sq.m to 1000sq.m	18 m
3.1.21	• Petrol filling stations without service stations	18 m
3.1.22	• Retail Gas outlets/LPG (without Godown)	9 m
3.1.23	• Battery Recharge stations	9 m

3.2 Commercial Use

S.No.	Allowable Activities	Required Road Width
3.2.1	• All uses permissible in residential uses are permissible	
3.2.2	• Restaurants & Bar/Canteen/Eatinghouses • Hotels • Banquethalls • Lodges	
3.2.3	• Educational institutions like PrimarySchools	

	• All other educationalinstitutions	18 m
3.2.4	• Offices • Banks • Financialinstitutions • Stockexchanges • Hostels	12 m
3.2.5	• Family entertainment centres	18 m
3.2.6	• Hospitals • Bio-informatics centres	
3.2.7	• Public utilitybuildings • Government offices research and social servicesinstitutions • Govt./Semi-Govt/Local Body Offices	
3.2.8	• Petrol/Gas/Diesel/Bio-Diesel filing stations with servicestations • Weighbridges	
3.2.9	• IT Parks • Manufacture of computerhardware	
3.2.10	• Newspaper offices with printingpress • All white and green category industries are permissible (as per the list enclosed in Annexure A)	
3.2.11	• Taxi and scooterstands • Transport terminals viz. Bus bays/local bus stands/Bus terminals and Depots /Railway / Metro / BRTS Stations/Yards • TruckParking	
3.2.12	• Cinema Theatres/Miniplex/Multiplex Such uses for publicgathering	
3.2.13	• Large scale commercialestablishments • Automobile Showrooms and service stations • Wholesale shops • Professional businessestablishments	
3.2.14	• Malls, Hospitality includingHotels • Motels • Holiday Resorts	
3.2.15	• Film and allied Production Activities - Film and Video Shooting Sites, Film Studios on Land not less than 2.5 ha with studio and other related facilities	
3.2.16	• Convention Centers	
3.2.17	• Kalyana mandapam/Function Hall	

3.2.18	• Warehouses and other uses connected with storage of wholesale trade incommodities • Whole sale markets and Mandis • Fruit and Vegetable markets • Meat and fish markets • Cattle fair ground	where minimum road width is 18m in respect of municipalities
3.2.19	• Timberstorage • Cold storages and ripeningchambers • Weighbridges • Gas Godowns	
3.2.20	• Broadcasting, telecasting and telecommunicationstations	
3.2.21	• Private helipads subject to clearance by Civil Aviation department	

3.3 Mixed Use:

All activities permissible in Residential use zone& Commercial are permissible in mixed use including the following:

	Allowable activities	Required Road width
3.3.1	• Banks and Safe Deposit Vaults • Business Office • Other Commercial or Financial Institutions (occupying a floor area not exceeding 500 sq.m.)	12 m
3.3.2	• Public UtilityBuildings • Government office	12 m
3.3.3	• Hotels • Motels • Restaurants (occupying a floor area not exceeding 500 sq.m.)	12 m
3.3.4	• Malls • Holiday Resorts • Miniplex, Multiplex, Cinema halls • Convention centres/Kalyana mandapam /Function hall	18 m
3.3.5	• Hostels • Dormitories • Boarding and Lodging houses • Other Welfare Institutions (occupying a floor area not exceeding 500 sq.m.)	12 m
3.3.6	• All educational Institutions • IT Parks • Manufacture of computerhardware	18 m

3.3.7	• Clinics • Hospitals • Dispensaries • Nursing Homes • Other Healthfacilities (Occupying a floor area not exceeding 1000 sq.m.)	12 m
3.3.8	• Establishments and shops retailingin - Vegetables - Fruits - Flowers - Fish - Meat - Other daily necessities of the residents - Departmentalstores (Occupying a floor area not exceeding 500 sq.m.)	12 m
3.3.9	• Organizedmarkets • Bakeries • Confectionaries • Laundries • Tailoring • Goldsmith shops • Hairdressingsaloons (Occupying a floor area not exceeding 500 sq.m.)	12 m
3.3.10	• Fuel fillingstations without service facilities • Automobile servicestations	12 m
3.3.11	• Taxistands • Car parking including multilevelparking • Automobile workshop with (floor area not exceeding 300sq.m)	12 m
3.3.12	• Broadcasting, telecasting and telecommunicationstations • Newspaper offices with printingpress	12 m
3.3.13	• All white and green category industries are permissible (as per the list enclosed in Annexure A)	12m

3.4 IndustrialUse:

3.4.(a) Work Center Zones

	Allowable Activities	Required Road Width
3.4a.1	• All types of industries mentioned in Annexure-A under Green and White categories Industries	

3.4a.2	• Wholesale business establishments • Ware-housing &storage • Newspaper offices with printingpress	
3.4a.3	• Petrol filling stations with garages and service stations	
3.4a.4	• Contractors' plants	
3.4a.5	• Parks and playgrounds • Sports and recreationuses	
3.4a.6	• Public utilitybuildings	
3.4a.7	• Restaurants	
3.4a.8	• Transport terminals for goods and passengers • Junkyards • Taxistands • Stockyards	
3.4a.9	• Residential buildings forstaff • Shops, Watch and Ward staff quarters incidental to mainuse • Incidental to main use, staff quarters, hostels and dormitories	
3.4a.10	• Loading and unloadingspaces	
3.4a.11	• Commercial entertainment of a transient nature like circus	
3.4a.12	• Hospitals • Nursinghomes • Dispensary	Up to 1000 Sq.m. site area and 18 m road
3.4a.13	• Technical and researchinstitutions	
3.4a.14	• Quarrying of Clay andStone • Quarrying of Gravel	
3.4a.15	• Sewage farms • Public utilities like garbage and sewage disposal municipal and Government offices	
3.4a.16	• Goods and LogisticHubs	
3.4a.17	• All uses that are permissible under Traffic & Transportation use	
3.4a.18	• Microwavetowers • Powerplants	
3.4a.19	• Parking lot (includingmulti-level) • Bus and truck terminals	
3.4a.20	• Dairy and poultryfarms	
3.4a.21	• Slaughter house and meat processing unit	
3.4a.22	• Automobile Servicestation	

3.4a.23	• Ice and freezing plants withpower	
3.4a.24	• GasGodowns	

3.4.(b) Hazardous /Polluting industrial zone

	Allowable Activities	Required Road Width
3.4b.1	• All types of industries mentioned in Annexure-Aunder RedandOrangecategories Industries	
3.4b.2	• All other usage permissible from 3.4a.2 to 3.4a.24 arepermissible	
3.4b.3	• Incidental to main use, staff quarters, hostels and dormitories are allowed subject to the condition of maintaining Green Buffer as mentioned by the Pollution Control Board in Orange category Industries. • Residential use is Prohibited in Red Category Industries.	

3.5 Public and Semi-Public Use (Institutional)Zone:

	Allowable Activities	Required Road Width
3.5.1	• Local • State • Central government offices anduses • SemiGovernment • Public undertaking offices and uses • Uses incidental to government offices and their use • Radio transmission and wirelessstations • Municipal and communityfacilities • Public utilities	
3.5.2	• Defense uses • Research and developmentcenters	
3.5.3	• Libraries • All educational and medicalinstitutions	
3.5.4	• All types ofHospitals • Health/primarycenter	
3.5.5	• Social, welfare and culturalinstitutions	
3.5.6	• Religious buildings/centers • Religious and Welfare Institutions along withresidentialquarters	
3.5.7	• Artgalleries • Monuments	

3.5.8	• Conferencehalls • Functionhalls • Kalyana Mandapams • Auditoriums	
3.5.9	• Off streetparking	
3.5.10	• Burialground • Cemeteries andcrematoria	
3.5.11	• Sportsstadium • Swimming pools • Gardens, Parks, play grounds and other recreational uses requiring extensive open space • Exhibitions and fairgrounds • Special recreational areas • Picnic spots • Geological and botanicalgardens • Museums • Aquarium • Water fronts and areas of scenic interest and national parks • Open air theatres • Temporary uses forexhibition • Circus fair festivals • Welfare center • Auditorium • Recreationalclub • Golf Courses • Race courses/Gokarting/Racing track • Shooting ranges • Amusement Parks and ThemeParks • Stables • Planetarium • Horticulturalnursery	
3.5.12	• Computer software units • IT enabled services on independent plots having at least 1000 sq.m size.	
3.5.13	• Residential and other uses incidental tothe main use and in no way causing any nuisance orhazard	
3.5.14	• Bank	
3.5.15	• Guesthouse • Hostels	
3.5.16	• Water supplyinstallations	

	• Sewage disposal works • Service stations • Jail • Policestation • Post office	
3.5.17	• Rail and Roadterminus • Helipads • Airports/Port • Airport related ancillaryuses • Railwaystation/yard	
3.5.18	• Educational Institutions like., • School, Degree Colleges and Professional Colleges/Universities • Polytechniccollege • Library • Research and developmentcenter	
3.5.19	• Petrolpump	
3.5.20	• Residential plotted or group housing for staff/employees as incidental to the mainuse • Retail shoppingcentre	
3.5.21	• Spastic rehabilitationcenters • Orphanages • Choultaries • Old age homes	
3.5.22	• Dobhi Ghat	

***The lands earmarked for buffers under HT Lines can be used for service roads and access to neighbouring fields.**

3.6 Public Utilities UseZone:

	Allowable Activities	**Required Road Width**
3.6.1	• Road transport terminals(Bus terminals&depots) • GoodsTerminals • Parkingareas • Truckterminal • Railways – Passenger and Freight Terminals	
3.6.2	• Airports buildings andinfrastructure • Helipads	
3.6.3	• Motor garage • Workshop and incidentalamenities	
3.6.4	• Bookingoffices	
3.6.5	• Transmission center	

	• Wireless station • Radio and televisionstation • Telephoneexchange	
v3.6.6	• Observatory and weatheroffice	
3.6.7	• Petrol filling stations with garages &service stations • Weighbridges	
3.6.8	• Warehousing	
3.6.9	• Public utilitybuildings.	
3.6.10	• Any other use/activity incidental to transport and communication use, residential units for staff.	
3.6.11	• Accessory and support shoppingactivity	
3.6.12	• Banks	
3.6.13	• Hotels • Restaurants • Way sideamenities.	
3.6.14	• Night shelter	

***Competent Authority can permit any use in Government Land irrespective of its usage as per Government Orders without pre-Judious to Court Orders.**

3.7 Recreational Open Space Use Zone:

	Allowable Activities	**Required Road Width**
3.7.1	• Regionalparks • All otherparks • Playgrounds • Children trafficparks • Specialized parks/ Maidans for multiuse	
3.7.2	• Botanical/ Zoological garden • BirdSanctuary	
3.7.3	• All recreational activities/resorts/tourism activities/uses which will create tourism promotion are permissible in this zone subject to obtaining relevant No objection certificates/ clearances from the concerned/ respective departments like irrigation department, River conservation etc to encourage tourismpromotion. • Building and structures ancillary to uses permitted in open spaces and parks such asstandforvehiclesonhire,subjectto the total ground coverage not exceeding	

	2%, Camping grounds • Open air cinemas • Commercials use of transit nature like cinema • Circus and othershows	
3.7.4	• Holiday resorts having minimum plot area of 10 acres with ground coverage not exceeding5%.	
3.7.5	• Film Studios/city having minimum plotarea of 10 acres, with ground coverage not exceeding10%	

3.7 Transportation UseZone:

In the Traffic and Transport use zone, building or premises shall normally be permitted only for the following purposes and accessory uses:

Allowable Activities		Required Road width
3.8.1	• AerialRopeway	
3.8.2	• Airport	
3.8.3	• Auto Garages & Repair Shops andfacilities such as nightshelters	
3.8.4	• AutomobileShowrooms • Logistic Park / Ware houses / CFS-Container FreightStation	
3.8.5	• Bus Bays & Local BusStand • Bus Terminus &Depot	
3.8.6	• ColdStorage	
3.8.7	• ContainerTerminal	
3.8.8	• Convention Centers • ExhibitionGrounds	
3.8.9	• ElectricalSubstation • Fire Station / Disaster risk resilience Centre • Fuel Filling Station / Petrol / Gas / Diesel / BioDiesel	
3.8.10	• Garden, Parks	
3.8.11	• Helipad,Heliport	
3.8.12	• Hotels • Lodging / GuestHouses • Restaurant / Canteen / Eatinghouses	
3.8.13	• Jetty along navigable water bodies, rivers, canals,sea	

3.8.14	• TruckParking • Multi-level Parking, OpenParking/Taxi / Auto Rickshaw Stand	
3.8.15	• All Govt. Offices • Police Outpost & Police / Traffic Police Station • RTO	
3.8.16	• Piped Gas ControlStation,	
3.8.17	• Railway / Metro / BRTSStation,	
3.8.18	• Retail trade and services including bankbranch	
3.8.19	• Second Hand Junk goods and Junk yards	
3.8.20	• Sewerage Treatment Plant, Solid WasteDisposalandTreatmentSites/ Landfills	
3.8.21	• Staff Quarters Incidental to mainuse	
3.8.22	• TradeCenter	
3.8.23	• Market / WeeklyBazaar	
3.8.24	• All Commercial uses as incidental to main use shall be permitted including shopping complex, malls, miniplex/multiplex etc. and prior approval of DTCP may be obtained provided that separate parking space shall be provided as per AP Buildings Rules along with other conditions as per AP Building Rules and its Amendments.	

***All activities permissible in commercial zone are permissible in transportation use zone.**

3.8 Agricultural UseZone:

	Allowable Activities	**Required Road Width**
3.9.1	• All agricultural uses and Horticultureuses • Diary and Cattle/Cow Shed, Gaushallas, Emu Farms, Stud Farms • Cattle fairgrounds • Piggeries, poultry farms, animal and bird farms • Fish farms • Forestry • Pisciculture, Floriculture • Aquafarms • Hatcheries	

3.9.2	• ElectricSub-stations • Receivingstations • Water tanks andreservoirs • Burial/burning grounds or crematoria and brick kilns • All types of brick/block industries • Pre-cast cementindustries • Ready mix concreteplants	
3.9.3	a. The farm house buildings/ layouts are permissible which incidental uses to agriculture, horticulture garden. Approval/permission to be obtained from competent authority duly following the specifications given below and the procedure as per the norms. b. Farm-house layouts for Agricultural activities: • Minimum width of internal gravel road shall be 9.00 m and minimum plot area of 2000 sqm and no sub-division of plot is allowed. • In the layout plots building permission shall be accorded by the competent authority with plinth area not exceeding 5%coverage, with 200 Sqm.in aggregate whichever is less consisting of G+1 floor only, rest of the plot shall be in use with cultivation / plantation. • Site must have access through existing public road, Puntha, Gorge etc., • Farmhouse buildings are allowed in approved farmhouse layouts by competent authority. Duly obtains building permission from competent authority c. Farm-house in Agricultural Land use: • Minimum farmhouse site shall not be less than 0.2 Ha or 0.5 Acres. • Floor area shall not exceed 200sqm. in aggregate or 5% of ground coverage whichever is less. • Shall not exceed more than G+1 Upper Floor.Maximum height – 8 m. • Site must have access through existing public road, Puntha, Gorge d. Not applicable for the lands intentionally / unauthorized sub-divided duly forming new roads.	
	• In Agricultural Land use Residential and Industrial layouts are allowed by paying the Conversion Charges. However the activities shall be allowed as per Zoning Regulations.	**As per layout rules in force**
3.9.4	• All white and green category industries are permissible (as per the list enclosed in Annexure A)	9 m

3.9.5	• Petrol Pump and other fuel fillingstations	12 m
3.9.6	• Storing and drying of fertilizers incidental to the agricultural operations	
3.9.7	• Camping sites and other recreationaluses • Parks and playgrounds	
3.9.8	• Sewage farms and garbage dumps • Water treatmentplants • Sewerage TreatmentPlant	
3.9.9	• Functionhalls • Hospitals and Hostels • All EducationalBuildings • Vetinary Hospital	18 m
3.9.10	• Amusement parks such as Disney land type	
	• Eco-tourismactivities • Toytrains • Gardens/ Botanical and Geologicalgardens • Orchards • Nurseries • Golf centers • Racecourse • Race/Driving testingtracks • Culturalbuildings	18 m
3.9.11	• Livestock rearing milk chillingcenters	12 m
3.9.12	• Cold storage/Ripening chambers • Ware house • Storage and sale of farm products locally produced	12 m
3.9.13	• Brick kilns • Concreteblock	
3.9.14	• Weigh bridges	12 m
3.9.15	• Places ofworship	
3.9.16	• Helipads	18 m
3.9.17	• Mini powerprojects	18 m
3.9.18	• Old age and orphanage homes, public utilities such as solid waste landfills	12 m
3.9.19	• Check posts and toll gates having access to majorroads	12 m
3.9.20	• Truckterminals	18 m
3.9.21	• Quarrying and removal of clay and stone up to 3.0m depth andcrushing	
3.9.22	• Electrical/Battery rechargeStations	9 m

(B) PROTECTED USE ZONE [PR]

3.9 Protected Use Zone[PR]

	Allowable Activities	Required Road Width
3.10.1	**Protected(Blue)** • Water bodies generally indicates all existing water courses, rivers, canals, lakes, tanks and Kuntas as indicated in the topographical sheets published by the Survey of India/Revenue records/Irrigation department/or other competentauthorities • The boundary of the water bodies relate to the Full tank Level as indicated in relevant maps, covering both perennial and non-perennial parts when such distinction exists. In water Body no construction is permitted in the water-spread. • The only exception is fishing, boating, and picnics along the banks. The only construction allowed is open to sky jetties for boating, house boats, platforms forfishing and rain shelters' and snack bars each not exceeding 100 sq.m in area and tourist amenities. • The measurement of all water bodies should be as per irrigation records/revenue records and in case of any discrepancy the relevant revenue/irrigation records stands final.	
3.10.2	**Protected Zone(Green)** • No development permission shall be allowed except Agriculture, Horticulture, Mangroves and forestry use • Parks • Botanicalgardens • Picnic spots • Public utilities • Electrical substations	
	• Microwave radar/cell phones tower/T.V. tower and station are permitted in thezone. • Quarrying is allowed in the Hillock area subject to prior NOC from the relevant departments viz. namely Revenue, Mining, Forest etc.	

***Proposed buffer to water bodies, HT lines, Railway property etc. also comes in protected zone (Green)**

3.11 Transit Oriented Development Zone[TOD]

3.11.1	• **The roads under TOD corridor will be notified by the Government from time to time.** • **On both sides of notified TOD corridor up to 250.0m Mixed land use zone allowed for development permissions.** • **Special impact fee shall be collected as fixed by the Government from time to time in the notified TOD zones on every development permission.** • **Other regulations are applicable in TOD zone as per G.O.Ms.No.87 MA&UD dt.01-07-2022.**	

Note:

1. Where ever minimum Road width is not specified in above all usages, the Road widths specified in A.P. Building Rules-2017 and its Amendments shall be applicable.
2. Government is empowered to levy special impact fee on any Proposed/ newly formed NH/SH/Bypass/Ring roads/any other major roads within the vicinity on either side of above said roads as fixed by the government from time to time.
3. The land use abutting to the public access will deemed to be attributed to the entire property either for single/ amalgamated sites.
4. The Width of the Commercial Belt earmarked in the Master Plan should be read as double the width of the Master Plan road, NH & SH roads where ever the width of commercial belt is not specified.

Annexure-A

Categories of Industries/Projects/Activities

The Central Pollution Control Board vide order issued to APPCB on 7th March, 2016 under section 18 (1) (b) of the Water Act, 1974 and Section 18 (1) (b) of the Air Act, 1981 directed to adopt revised criteria of categorisation of industrial sectors communicated with the orders. Revised list of Red, Orange, Green and White category of industrial sectors shall be used by PCB for Consent Management and Inventorization of Industries under R/O/G/W categories.

I. Red Category	
Sl.No.	Industry sector
1	Isolated storage of hazardous chemicals (as per schedule of manufacturing, storage of hazardous chemicals rules ,1989 as amended
2	Automobile Manufacturing (integrated facilities) i. Such types of plants are having either one or combinations of polluting activities viz. washing, metal surface finishing operations, pickling, plating, electro-plating , phosphating, painting , heat treatment etc. ii. Someofsuchplantsmayoutsourcesome/allofthepollutingactivities.Insuch cases, after thorough inspection of such units by concerned SPCB, re-categorization of the industry shall be made accordingly.
3	Industries engaged in recycling / reprocessing/ recovery/reuse of Hazardous Waste under schedule iv of HW(M, H& TBM) rules, 2008 – Items namely – Spent cleared metal catalyst containing copper,, Spent cleared metal catalyst containing zinc..
4	Manufacturing of lubricating oils, grease petroleum-based products
5	DG Set of capacity > 5 MVA
6	Industrial carbon including electrodes and graphite blocks, activated carbon, carbon black
7	Lead acid battery manufacturing (excluding assembling and charging of lead-acid battery in micro scale)
8	Phosphate rock processing plant
9	Power generation plant [except Wind and Solar renewable power plants of all capacities and Mini Hydel power plant of capacity <25MW]
10	Industries engaged in recycling / reprocessing/ recovery/reuse of Hazardous Waste under schedule iv of HW (M, H& TBM) rules, 2008 – Items namely – Spent catalyst containing nickel, cadmium, Zinc, copper, arsenic, vanadium and cobalt,
11	Processes involving chlorinated hydrocarbons
12	Sugar (excluding Khandsari)
13	Fiber glass production and processing (excluding molding)
14	Fire crackers manufacturing and bulk storage facilities
15	Industries engaged in recycling / reprocessing/ recovery/reuse of Hazardous Waste under schedule iv of HW(M, H& TBM) rules, 2008 – Items namely – Dismantlers Recycling Plants — Components of waste electrical and electronic assembles comprising accumulators and other batteries included on list A, mercury-switches, activated glass culets from cathode-ray tubes and other activated glass and PCB-capacitors, or any other component contaminated with Schedule 2 constituents (e.g. cadmium, mercury, lead, polychlorinated biphenyl) to an extent that they exhibit hazard characteristics indicated in part C of thisSchedule.
16	Milk processes and dairy products (integrated project)

17	Phosphorous and its compounds
18	Pulp & Paper (waste paper based without bleaching process to manufacture Kraft paper)
19	Coke making, liquefaction, coal tar distillation or fuel gas making
20	Manufacturing of explosives, detonators, fuses including management and handling activities
21	Manufacturing of paints varnishes, pigments and intermediate (excluding blending/mixing)
22	Organic Chemicals manufacturing
23	Airports and Commercial Air Strips
24	Asbestos and asbestos based industries
25	Cement
26	Chlorates, per-chlorates & peroxides
27	Chlorine, fluorine, bromine, iodine and their compounds
28	Dyes and Dye- Intermediates
29	Health-care Establishment (as defined in BMW Rules) i. Mainly waterpolluting. ii. The water pollution score is normalized to 100 & valid for Hospitals having total waste-water generation > 100 KLD. iii. The hospitals with incinerator will be categorized as Red irrespective of the quantity of the waste –watergeneration. iv. The hospitals having Total waste-water generation less than 100 KLD and without incinerator,thenormalizedwaterpollutionscorewillbe50andwillbe categorized as orange category
30	Hotels having overall waste- water generation @ 100 KLD and more. i. Mainly water polluting. Small boiler may beinstalled. ii. The water pollution score is normalized to 100 & valid for hotels having waste-water generation > 100KLD. iii. The hotels having more than 20 rooms and waste-water generation less than 100 KLD and having a coal / oil fired boiler, the pollution score will be 35/40 & are categorized as Orange. iv. Thehotelshavingmorethan20roomsandwaste-watergenerationlessthan10 KLD and having no-boiler & no hazardous waste generation, the pollution score will be 20 & are categorized as Green.
31	Industries engaged in recycling / reprocessing/ recovery/reuse of Hazardous Waste under schedule iv of HW(M, H& TBM) rules, 2008 – Items namely – Lead acid battery plates and other lead scrap/ashes/residues not covered under Batteries (Management and Handling) Rules, 2001. [* Battery scrap, namely: Lead battery plates covered by ISRI, Code word "Rails" Battery lugs covered by ISRI, Code word "Rakes". Scrap drained/dry while intact, lead batteries covered by ISRI, Code word"rains".
32	Industries engaged in recycling / reprocessing/ recovery/reuse of Hazardous Waste under schedule iv of HW(M, H& TBM) rules, 2008 – Items namely – Integrated Recycling Plants — Components of waste electrical and electronic assembles comprising accumulators and other batteries included on list A, mercury- switches, activated glass culets from cathode-ray tubes and other activated glass and PCB-capacitors, or any other component contaminated with Schedule 2 constituents (e.g. cadmium, mercury, lead, polychlorinated biphenyl) to an extent that they exhibit hazard characteristics indicated in part C of thisSchedule.

33	Manufacturing of glue and gelatin
34	Mining and ore beneficiation
35	Nuclear power plant
36	Pesticides (technical) (excluding formulation)
37	Photographic film and its chemicals
38	Railway locomotive work shop/Integrated Road transport workshop/Authorized service centers
39	Yarn / Textile processing involving any effluent/emission generating processes including bleaching, dyeing, printing and coloring
40	Chlor Alkali
41	Ship Breaking Industries
42	Oil and gas extraction including CBM (offshore & on-shore extraction through drilling wells)
43	Industry or process involving metal surface treatment or process such as pickling/ electroplating/paint stripping/ heat treatment using cyanide bath/ phosphating or finishing and anodizing / enamellings/galvanizing
44	Tanneries
45	Ports and harbor, jetties and dredging operations
46	Synthetic fibers including rayon, tyre cord, polyester filament yarn
47	Thermal Power Plants
48	Slaughter house (as per notification S.O.270(E)dated 26.03.2001) and meat processing industries, bone mill, processing of animal horn, hoofs and other body parts
49	Aluminum Smelter
50	Copper Smelter
51	Fertilizer (basic) (excluding formulation)
52	Iron & Steel (involving processing from ore/ integrated steel plants) and or Sponge Iron units
53	Pulp & Paper (waste paper based units with bleaching process to manufacture writing & printing paper)
54	Zinc Smelter
55	Oil Refinery (mineral Oil or Petro Refineries)
56	Petrochemicals Manufacturing (including processing of Emulsions of oil and water)
57	Pharmaceuticals
58	Pulp & Paper (Large-Agro + wood), Small Pulp & Paper (agro based- heat straw/rice husk)
59	Distillery (molasses / grain / yeast based)

II.	Orange Category
S.NO	INDUSTRY SECTOR
1	Dismantling of rolling stocks (wagons/ coaches)
2	Bakery and confectionery units with production capacity > 1 TPD. (With ovens / furnaces)
3	Chanachur and ladoo from puffed and beaten rice(muri and shira) using husk fired oven
4	Coated electrode manufacturing
5	Compact disc computer floppy and cassette manufacturing / Reel manufacturing
6	Flakes from rejected PET bottle
7	Food and food processing including fruits and vegetable processing
8	Jute processing without dyeing
9	Manufacturing of silica gel
10	Manufacturing of tooth powder, toothpaste, talcum powder and othercosmetic items
11	Printing or etching of glass sheet using hydrofluoric acid
12	Silk screen printing, sari printing by wooden blocks
13	Synthetic detergents and soaps(excluding formulation) This is the score for units having generation of waste-waters less than 100 KLD. The units having waste- water generation more than 100 KLD will become mainly water polluting and accordingly normalized water pollution score will be 75 and be categorized as Red.
14	Thermometer manufacturing
15	Cotton spinning and weaving (medium and large scale)
16	Almirah, Grill Manufacturing (Dry Mechanical Process) Air pollution due to spray painting (emissions of VOCs). Units without painting operations shall be categorized as White.
17	Aluminium& copper extraction from scrap using oil fired furnace (dry process only)
18	Automobile servicing, repairing and painting (excluding only fuel dispensing) Normal water & air polluting and recyclable waste oil generating. If the waste water generation is more than 100 KLD, it will become mainly water polluting and Red category unit.
19	Ayurvedic and homeopathic medicine
20	Brickfields (excluding fly ash brick manufacturing using lime process)
21	Building and construction project more than 20,000 sq. m built up area In the pre-construction stage, it is mainly air polluting due to generation of dust (PM) emissions. After construction, it is mainly water polluting. If the discharge is more than 100 KLD, it will be having the normalized score of 75 and be categorized as Red.
22	Building and construction project more than 20,000 sq. m built up area Mainly air polluting industry. This score is for the units having coal consumption < than 12 MT/day. For the units having coal consumption > 12 MT /day, the normalized air pollution score will be 62.5 and shall be categorized as Red.
23	Coal washeries
24	Dairy and dairy products (small scale)
25	DG set of capacity > 1MVA but < 5MVA
26	Dry coal processing, mineral processing, industries involving ore sintering, pelletisating, grinding & pulverization
27	Fermentation industry including manufacture of yeast, beer, distillation of alcohol (Extra Neutral Alcohol) Mainly water polluting industry. This is the normalized water pollution score for units having discharge < 100 KLD.. For the units having discharge > 100 KLD, the normalized water pollution score will be 75 and shall be accordingly categorized as Red.

28	Ferrous and Non- ferrous metal extraction involving different furnaces through melting, refining, re-processing, casting and alloy- making Mainly air polluting. This score is applicable to secondary production of ferrous & non-ferrous metals (excluding lead) up –to 1 MT/hour production. For lead, the normalized air pollution score will be = (100*25)/40=62.5 and is categorized as Red. For Induction Furnace clubbed with AOD furnace – separate calculation shall be made based on the capacity of the furnaces. In such industries, the molten metal from induction furnace is transferred to AOD furnace where other metals like manganese and nickel are added to get the metal of desired constituents. The lime and silicon are also added for reduction of the metal oxides to the base metal. the normalized air pollution score will be = (100*25)/40=62.5 and is categorized as Red.
29	Fertilizer (granulation / formulation / blending only)
30	Fish feed, poultry feed and cattle feed
31	Fish processing and packing (excluding chilling of fishes)
32	Forging of ferrous and non- ferrous metals (using oil and gas fired furnaces)
33	Formulation/pelletization of camphor tablets, naphthalene balls from camphor/ naphthalene powders.
34	Glass ceramics, earthen potteries and tile manufacturing using oil and as fired kilns, coating on glasses using cerium fluorides and magnesium fluoride etc.
35	Gravure printing, digital printing on flex, vinyl
36	Heat treatment using oil fired furnace (without cyaniding)
37	Hot mix plants
38	Hotels (< 3 star) or hotels having ≧ 20 rooms and less than 100 rooms.
39	Ice cream
40	Industries engaged in recycling / reprocessing/ recovery/reuse of Hazardous Waste under schedule iv of HW(M, H& TBM) rules, 2008 – Items namely – Paint and ink Sludge/residues
41	Industries engaged in recycling / reprocessing/recovery/reuse of Hazardous Waste under schedule iv of HW(M, H& TBM) rules, 2008 – Items namely – Brass Dross, Copper Dross,, Copper Oxide Mill Scale,, Copper Reverts, Cake & Residues,, Waste Copper and copper alloys in Dispersible form,, Slags from copper processing for further processing or refining, Insulated Copper Wire,, Scrap/copper with PVC sheathing including ISRI-code material namely "Druid", Jelly filled Copper cables, Zinc Dross-Hot dip Galvanizers SLAB,, Zinc Dross-Bottom Dross,, Zinc ash/Skimming arising from galvanizing and die casting operations,, Zinc ash/Skimming/other zinc bearing wastes arising from smelting and refining,, Zinc ash and residues including zinc alloy residues in dispersible from ,,
42	Industry or processes involving foundry operations This score is valid for the foundries having capacity < 5 MT/hr as such units require the coal/coke @ < 500 kg/hr. The units having capacity of 5 MT/hr and more, the coal/coke consumption will be more than 500 kg/hr and the normalized score will be 62.5 and classified accordingly as Red.
43	Lime manufacturing (using lime kiln)
44	Liquid floor cleaner, black phenyl, liquid soap, glycerol mono-stearate manufacturing Both air and water pollution are generated
45	Manufacturing of glass Mainly air polluting (melting at 1500ºC and refining .) In case of lead glass , the score of A1 will be 25 and accordingly the normalized scores will be 62.5 i.e. Red
46	Manufacturing of iodized salt from crude/ raw salt
47	Manufacturing of mirror from sheet glass
48	Manufacturing of mosquito repellent coil

49	Manufacturing of Starch/Sago
50	Mechanized laundry using oil fired boiler
51	Modular wooden furniture from particle board, MDF< swan timber etc, Ceiling tiles/ partition board from saw dust, wood chips etc., and other agricultural waste using synthetic adhesive resin, wooden box making (With boiler) 1. Mainly air polluting. Boiler as well as VOCs from use ofadhesives. 2. Without boiler, it will be a Green categoryindustry.
52	New highway construction project
53	Non-alcoholic beverages(soft drink) & bottling of alcohol/non alcoholic products Both air and water polluting. Score is normalized with air & water pollution. This score is valid for industries having waste-water generation < 100 KLD. For the units having waste-water generation > 100 KLD the , normalized score would be 62.5 and categorized as Red.
54	Paint blending and mixing (Ball mill)
55	Paints and varnishes (mixing and blending)
56	Ply-board manufacturing(including Veneer and laminate) with oil fired boiler/ thermic fluid heater(without resin plant)
57	Potable alcohol (IMFL) by blending, bottling of alcohol products
58	Printing ink manufacturing
59	Printing press
60	Reprocessing of waste plastic including PVC
61	Rolling mill (oil or coal fired) and cold rolling mill
62	Spray painting, paint baking, paint shipping
63	Steel and steel products using various furnaces like blast furnace /open hearth furnace/induction furnace/arc furnace/submerged arc furnace /basic oxygen furnace /hot rolling reheated furnace
64	Stone crushers
65	Surgical and medical products including prophylactics and latex
66	Tephlon based products
67	Thermocol manufacturing (with boiler)
68	Tobacco products including cigarettes and tobacco/opium processes
69	Transformer repairing/ manufacturing (dry process only)
70	Tyres and tubes vulcanization/ hot retreating
71	Vegetable oil manufacturing including solvent extraction and refinery / hydrogenated oils All sorts of pollution are generated. This score is valid for plants having waste-water generation < 100 KLD. If the waste-water generation is more than 100 KLD, the unit shall be classified as Red.
72	Wire drawing and wire netting
73	Dry cell battery (excluding manufacturing of electrodes) and assembling & charging of acid lead battery on micro scale
74	Pharmaceutical formulation and for R & D purpose (For sustained release/ extended release of drugs only and not for commercial purpose) All sorts of pollution are generated. R&D activities are to be shifted to Red category.
76	Synthetic resins
77	Synthetic rubber excluding molding
78	Cashew nut processing
79	Coffee seed processing
80	Parboiled Rice Mills Rice Mills are generating both air and water pollution. Waste-waters are having high strength

	in respect of BOD. This is the normalized air & water pollution score for units having waste-water generation < 100 KLD and fuel consumption less than 12 MTD. For units having waste-water generation > 100 KLD or fuel consumption > 12 MTD or both, the unit shall be classified as Red.
81	Foam manufacturing
82	Industries engaged in recycling / reprocessing/ recovery/reuse of Hazardous Waste under schedule iv of HW(M, H& TBM) rules, 2008 – Items namely – Used Oil – As per specifications prescribed from time to time.
82	Industries engaged in recycling / reprocessing/ recovery/reuse of Hazardous Waste under schedule iv of HW(M, H& TBM) rules, 2008 – Items namely – Waste Oil – As per specifications prescribed from time to time.
83	Producer gas plant using conventional up drift coal gasification (linked to rolling mills glass and ceramic industry refectories for dedicated fuel supply)
III.	**Green Category**
S.NO	INDUSTRY SECTOR
1	Aluminum utensils from aluminum circles by pressing only (dry mechanical operation)
2	Ayurvedic and homeopathic medicines (without boiler)
3	Bakery /confectionery /sweets products (with production capacity 1 tpd (with gas or electrical oven)
4	Bi-axially oriented PP film along with metalizing operations
5	Biomass briquettes (sun drying) without using toxic hazardous wastes
6	Blending of mela mine resins & different powder, additives by physical mixing
7	Brass and bell metal utensils manufacturing from circles(dry mechanical operation without re-rolling facility)
8	Candy
9	Cardboard or corrugated box and paper products (excluding paper or pulp manufacturing and without using boilers)
10	Carpentry & wooden furniture manufacturing (excluding saw mill) with the help of electrical (motorized) machines such as electrical wood planner, steel saw cutting circular blade, etc.
11	Cement products (without using asbestos / boiler / steam curing) like pipe, pillar, jafri, well ring, block/tiles etc.(should be done in closed covered shed to control fugitive emissions)
12	Ceramic colour manufacturing by mixing & blending only (not using boiler and wastewater recycling process)
13	Chilling plant, cold storage and ice making
14	Coke briquetting (sun drying)
15	Cotton spinning and weaving (small scale)
16	Dal Mills
17	Decoration of ceramic cups and plates by electric furnace
18	Digital printing on PVC clothes
19	Facility of handling, storage and transportation of food grains in bulk

20	Facility of handling, storage and transportation of food grains in bulk
21	Glass , ceramic, earthen potteries, tile and tile manufacturing using electrical kiln or not involving fossil fuel kiln
22	Glue from starch (physical mixing) with gas / electrically operated oven /boiler.
23	Gold and silver smithy (purification with acid smelting operation and sulphuric acid polishing operation) (using less or equal to 1 litre of sulphuric acid/ nitric acid per month)
24	Heat treatment with any of the new technology like ultrasound probe, induction hardening, ionization beam, gas carburizing etc .
25	Insulation and other coated papers (excluding paper or pipe manufacturing)
26	Leather foot wear and leather products (excluding tanning and hide processing except cottagescale)
27	Lubricating oil, greases or petroleum-based products (only blending at normal temperature)
28	Manufacturing of pasted veneers using gas fired boiler or thermic fluid heater and by sun drying
29	Oil mill Ghani and extraction (no hydrogenation / refining)
30	Packing materials manufacturing from non-asbestosfiber, vegetable fiber yarn
31	Phenyl/toilet cleaner formulation and bottling
32	Polythene and plastic processed products manufacturing (virgin plastic)
33	Poultry, Hatchery and Piggery
34	Power looms (without dye and bleaching)
35	Puffed rice (muri) (using gas or electrical heating system)
36	Pulverization of bamboo and scrap wood
37	Ready mix cement concrete
38	Reprocessing of waste cotton
39	Rice mill (Rice hullers only)
40	Rolling mill (gas fired) and cold rolling mill
41	Rubber goods industry (with gas operated baby boiler)
42	Saw mills
43	Soap manufacturing (hand made without steam boiling / boiler)
44	Spice grinding (upto-20 HP motor)
45	Spice grinding (> 20 hp motor)
46	Steel furniture without spray painting
47	Steeping and processing of grains
48	Tyres and tube retreating (without boilers)
49	Chilling plant and ice making without using ammonia

50	CO_2 recovery
51	Distilled water (without boiler) with electricity as source of heat
52	Hotels (up to 20 rooms and without boilers)
53	Manufacturing of optical lenses (using electrical furnace)
54	Mineralized water
55	Tamarind powder manufacturing
56	Cutting, sizing and polishing of marble stone
57	Emery powder (fine dust of sand) manufacturing
58	Flyash export, transport & disposal facilities
59	Mineral stack yard / Railway sidings
60	Oil and gas transportation pipeline
61	Seasoning of wood in steam heated chamber
62	Synthetic detergent formulation
63	Tea processing (with boiler) With boiler, it is an orange category industry. Without boiler, it will be green category industry.
IV.	**White Category**
S.NO	INDUSTRY SECTOR
1	Assembly of air coolers /conditioners ,repairing and servicing
2	Assembly of bicycles ,baby carriages and other small non motorizing vehicles
3	Bailing (hydraulic press) of waste papers
4	Bio fertilizer and bio-pesticides without using inorganic chemicals
5	Biscuits trays etc from rolled PVC sheet (using automatic vacuum forming machines)
6	Blending and packing of tea
7	Block making of printing without foundry (excluding wooden blocking)
8	Chalk making from plaster of Paris (only casting without boilers etc. (sun drying / electrical oven)
9	Compressed oxygen gas from crude liquid oxygen (without use of any solvents and by maintaining pressure & temperature only for separation of other gases)
10	Cotton and woolen hosiers making (Dry process only without any dying / washing operation)
11	Diesel pump repairing and servicing (complete mechanical dry process)
12	Electric lamp (bulb) and CFL manufacturing by assembling only
13	Electrical and electronic item assembling (completely dry process)
14	Engineering and fabrication units (dry process without any heat treatment / metal surface finishing operations / painting)
15	Flavoured betel nuts production/ grinding (completely dry mechanical operations)

16	Fly ash bricks/ block manufacturing
17	Fountain pen manufacturing by assembling only
18	D Glass ampules and vials making from glass tubes
19	Glass putty and sealant (by mixing with machine only)
20	Ground nut decorticating
21	Handloom/ carpet weaving (without dying and bleaching operation)
22	Leather cutting and stitching (more than 10 machine and using motor)
23	Manufacturing of coir items from coconut husks
24	Manufacturing of metal caps containers etc
25	Manufacturing of shoe brush and wire brush
26	Medical oxygen
27	Organic and inorganic nutrients (by physical mixing)
28	Organic manure (manual mixing)
29	Packing of powdered milk
30	Paper pins and u clips
31	Repairing of electric motors and generators (dry mechanical process)
32	Rope (plastic and cotton)
33	Scientific and mathematical instrument manufacturing
34	Solar module non conventional energy apparatus manufacturing unit
35	Solar power generation through solar photovoltaic cell, wind power and mini hydel power (less than 25 MW)
36	Surgical and medical products assembling only (not involving effluent / emission generating processes)

S.SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER